

RESOLUTION FINDING, DETERMINING
AND RATIFYING AN INDUCEMENT RESOLUTION
OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
AUTHORIZING THE ISSUANCE AND SALE OF
\$1,000,000 ECONOMIC REVENUE BONDS OF THE
CITY OF FORT WAYNE, INDIANA,
FOR THE PURPOSE OF INDUCING THE APPLICANT,
SCOTT'S FOOD STORES, INC.
TO PROCEED WITH THE ACQUISITION,
CONSTRUCTION AND EQUIPPING OF THE PROJECT.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")
is authorized by I.C. §36-7-12 (the "Act") to issue revenue
bonds for the financing of economic development facilities,
the funds from said financing to be used for the acquisition,
construction and equipping of said facilities, and said faci-
lities to be either sold or leased to another person or dir-
ectly owned by another person; and

WHEREAS, Scott's Food Stores, Inc. (the "Applicant") has
advised the Fort Wayne Economic Development Commission and the
Issuer that it proposes that the Issuer lease the same to the
Applicant or loan proceeds of an economic development financing
to the Applicant for the same, said economic development facility
to be machinery, equipment and leasehold improvements including
refrigeration cases and coolers, shelving and fixtures, food
preparation equipment, and checkout counter systems to be
installed and located in a 75,000 square foot addition to an
existing retail grocery supermarket located at 4120 North Clinton
in the City of Fort Wayne, Indiana, located on a 10.83 acre plot
of land (the "Project"); and

WHEREAS, the diversification of industry and an increase
in approximately 50 job opportunities to be achieved by the
acquisition, construction and equipping of the Project will
be of public benefit to the health, safety and general welfare
of the Issuer and its citizens; and

1 WHEREAS, having received the advice of the Fort Wayne
2 Economic Development Commission, it would appear that the
3 financing of the Project would be of public benefit to the
4 health, safety and general welfare of the Issuer and its
5 citizens; and

6 WHEREAS, the acquisition and construction of the facility
7 will not have an adverse effect on any similar facility already
8 constructed or operating in or about Fort Wayne, Indiana.

9 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
10 THE CITY OF FORT WAYNE, INDIANA:

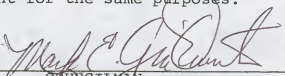
11 SECTION 1. The Common Council finds, determines, ratifies
12 and confirms the promotion of diversification of economic develop-
13 ment and job opportunities in and near Fort Wayne, Indiana, and
14 in Allen County, is desirable to preserve the health, safety and
15 general welfare of the citizens of the Issuer; and that it is in
16 the public interest that Fort Wayne Economic Development Commis-
17 sion and said Issuer take such action as it lawfully may to
18 encourage diversification of industry and promotion of job
19 opportunities in and near said Issuer.

20 SECTION 2. The Common Council further finds, determines,
21 ratifies and confirms that the issuance and sale of revenue
22 bonds in an amount not to exceed \$1,000,000 of the Issuer
23 under the Act for the acquisition, construction and equipping
24 of the Project and the sale or leasing of such a financing
25 to the Applicant for such purposes will serve the public
26 purpose referred to above, in accordance with the Act.


27 SECTION 3. In order to induce the Applicant to proceed
28 with the acquisition, construction and equipping of the Project,
29 the Common Council hereby finds, determines, ratifies and
30 confirms that (i) it will take or cause to be taken such actions
31 pursuant to the Act as may be required to implement the aforesaid
32 financing, or as it may deem appropriate in pursuance thereof,

1 provided that all of the foregoing shall be mutually acceptable
2 to the Issuer and the Applicant; and (ii) it will adopt such
3 ordinances and resolutions and authorize the execution and
4 delivery of such instruments and the taking of such action as
5 may be necessary and advisable for the authorization, issuance
6 and sale of said economic development bonds.

7 SECTION 4. All costs of the Project incurred after the
8 passage of this Inducement Resolution, including reimbursement
9 or repayment of the Applicant of monies expended by the
10 Applicant for planning, engineering, interest paid during con-
11 struction, underwriting expenses, attorney and bond counsel
12 fees, acquisition, construction and equipping of the Project
13 will be permitted to be included as part of the bond issue
14 to finance said Project, and the Issuer will thereafter either
15 sell or lease the same to the Applicant or loan the proceeds
16 of such financing to the Applicant for the same purposes.

17
18 
19 COUNCILMAN

20 APPROVED AS TO FORM AND
21 LEGALITY.

22 
23 John J. Wernet, Attorney for the
24 Economic Development Commission
25 Dated this ____ day of _____, 1982.

Read the first time in full and on motion by Don Quinto, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, 19____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 3-9-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Dia Quinto, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>5</u>	<u>0</u>	_____	<u>1</u>	_____
BRADBURY	<u>X</u>	_____	_____	_____	_____
BURNS	<u>X</u>	_____	_____	_____	_____
EISBART	<u>X</u>	_____	_____	_____	_____
GIAQUINTA	<u>X</u>	_____	_____	_____	_____
NUCKOLS	_____	_____	_____	<u>X</u>	_____
SCHMIDT	<u>X</u>	_____	_____	_____	_____
SCHOMBURG	<u>X</u>	_____	_____	_____	_____
STIER	<u>X</u>	_____	_____	_____	_____
TALARICO	<u>X</u>	_____	_____	_____	_____

DATE: 3/23/82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE (RESOLUTION) NO. R-18-82

on the 23rd day of March, 1982.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of March, 1982, at the hour of 11:30 o'clock A.M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 25th day of March, 1982, at the hour of 4 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

BILL NO. R-82-03-02

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN
ORDINANCE RESOLUTION FINDING, DETERMINING AND RATIFYING AN
INDUCEMENT RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION AUTHORIZING THE ISSUANCE AND SALE OF \$1,000,000 ECONOMIC
REVENUE BONDS OF THE CITY OF FORT WAYNE, INDIANA, FOR THE PURPOSE
OF INDUCING THE APPLICANT, SCOTT'S FOOD STORES, INC. TO PROCEED
WITH THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA - CHAIRMAN

PAUL M. BURNS - VICE CHAIRMAN

JAMES S. STIER

JOHN NUCKOLS

DONALD J. SCHMIDT

Mark E. Giaquinta
Paul M. Burns
James S. Stier
John Nuckols
Donald J. Schmidt

CONCURRED IN
DATE 3/23/82 CHARLES W. WESTERMAN, CITY CLERK

DIGEST SHEET

9-82-03-02

TITLE OF ORDINANCE Inducement Resolution for an issue of \$1,000,000.00DEPARTMENT REQUESTING ORDINANCE Economic Development Commission

SYNOPSIS OF ORDINANCE Machinery, equipment and leasehold improvements
including refrigeration cases and coolers, shelving and fixtures,
food preparation equipment, and checkout counter systems to be installed
and located in a 75,000 square foot addition to an existing retail
grocery supermarket located at 4120 North Clinton in the City of Fort
Wayne, Indiana, located on a 10.83 acre plot of land, on application
of Scott's Food Stores, Inc.

EFFECT OF PASSAGE Machinery, equipment and leasehold improvements
installed in existing supermarket, creating 50 new jobs with an
estimated payroll of approximately \$750,000.00 annually.

EFFECT OF NON-PASSAGE None of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

APPLICATION TO FORT WAYNE, INDIANA
ECONOMIC DEVELOPMENT COMMISSION,
FOR ECONOMIC DEVELOPMENT
REVENUE BOND FINANCING

- (1) Applicant's name

Scott's Food Stores, Inc.

- (2) Address of Applicant's Principal Office and Place of Business.

5300 Decatur Road
Fort Wayne, Indiana

- (3) Type of organization under which the Applicant does business
(e.g. corporation, partnership, sole proprietorship, joint venture).

Corporation

- (4) Under the laws of what State is the Applicant organized?

Indiana

- (5) Business or business in which applicant is engaged?

Retail grocery supermarket

- (6) Is the applicant qualified to do business in Indiana?

Yes



(7) Please list names and titles of principal operating personnel.

Donald G. Scott - chairman of the board
William G. Reitz - president
Cheryl Scott - vice-president
Lauren Grashoff - vice-president
L. Carroll Reitz - secretary
LeAnne Scott Hassman - treasurer

(8) Please list names of all persons or firms having an ownership interest of 10% or more in the applicant.

Donald G. Scott
Donald G. Scott, Executor of the Estate of
Marjorie L. Scott
LeAnne Scott Hassman
Cheryl Scott
L. Carroll Reitz
William G. Reitz

(9) Please list names of any persons who are both (a) shareholders or holders of any debt obligation of the applicant; and (b) officers or members of the Economic Development Commission; or members of the Common Council of the City; or members of the Allen County Council.

None

(10) Has any person listed been (a) convicted of a felony, (b) convicted of or enjoined from any violation of state or federal securities laws, or (c) a part to any consent order or entry with respect to an alleged state or federal securities law violation, in each case within ten years preceding the date of this application?

No

(11) What is applicant's net worth as of the end of the calendar or fiscal year quarter next preceding the date of the application?

Scott's Food Stores, Inc. \$951,314 - audited as of end of fiscal year 10-25-81

Scott's Foodlane, Inc. \$529,869 - audited as of end of fiscal year 10-25-81 (Foodlane wholly owned by shareholders of Food Stores)

(12) How long has applicant been in business (a) under its present name, and (b) under any prior names? Please supply, if applicable.

(a) Since 1978

(b) Scott's I.G.A., Inc., since 1967

(13) What is the proposed amount of the bond issue?

\$1,000,000

(14) How are the proceeds of the issue to be used? (Itemize by category of expenditure)

Refrigeration cases & coolers	\$250,000
Shelving & fixtures	50,000
Frontend systems (checkout)	200,000
Leasehold improvements	250,000
Preparation equipment	150,000

Miscellaneous equipment & incidental expenses necessarily incurred on account of the

issuance of bonds 100,000

(15) If the proceeds of the issue are not estimated to be sufficient to acquire, construct and/or remodel, and equip the proposed project, itemize the additional expenditures which will be necessary and indicate the source of such funds.

None

(16) Where is the proposed project to be located? (Give street address and legal description as it appears on auditor's records).

4120 North Clinton, Fort Wayne, Indiana
See attached Exhibit "A" & Exhibit "B"

(17) Describe facilities to be constructed. (Provide architect's rendering if available).

Machinery, equipment and leasehold improvements including refrigeration cases and coolers, shelving and fixtures, food preparation equipment, and checkout counter systems to be installed and located in a 75,000 square foot addition to an existing retail grocery supermarket located at 4120 North Clinton in the City of Fort Wayne, Indiana, located on a 10.83 acre plot of land.

(18) Is the project solely within the city limits of Fort Wayne? (If not, give the name of the township and/or other municipality in which it is located).

It is solely within the city limits of Fort Wayne

(19) Is the property solely within the Fort Wayne Community School District? (If not, state the name of the School District in which it is located).

Yes

(20) What is the approximate size of the tract or parcel on which the property is to be situated?

10.83 acres - see attached Exhibit "B"

(21) If the proposed project or a portion thereof is to be leased to another entity or entities, name the entity or entities and describe the portion to be leased. If no lease is contemplated, please indicate.

Applicant is Lessee of the project premises for a period of 10 years from 2-1-82 with 3-five year options to extend; Lessor is Indiana properties, a New York limited partnership

(22) What is the nature of the business to be conducted at this location?

Retail grocery supermarket

(23) Does existing zoning clearly permit construction and operation of the proposed project?

Yes

(a) - What is the existing zone?

B-2 (B-2C when adopted)

(b) - What zone does project require?

B-2 (B-2C when adopted)

(24) Will the proposed project have ready access to (a) water, and (b) sewers? If not, state how it is intended to obtain access to those utilities.

(a) Water and sewer are provided by the
(b) City of Fort Wayne

(25) Are septic tank or other temporary sewage treatment and disposal facilities to be used in lieu of sewers?

No

(26) Describe briefly any adverse environmental impact anticipated by reason of operation of the proposed project, with particular reference to air, noise or water pollution.

None

(27) If the project is constructed, will any existing jobs be lost by reason of reduction or cessation of operations (a) in the City, (b) in Allen County, or (c) elsewhere in the State of Indiana?

No

(28) Describe briefly by category the nature of the new jobs to be created.

Sales clerks, stock crew, cashiers, department managers

(29) State the number of new jobs to be created (a) immediately after the proposed facilities are placed into operation, and (b) within three years thereafter.

- (a) 50
- (b) Unknown

(30) What additional annual payroll will the new jobs generate (a) immediately after the proposed facilities are placed into operation, and (b) within three years thereafter.

- (a) \$75,000
- (b) Unknown

(31) If the proposed project would not be approved for tax-exempt financing, is there any substantial possibility that loss of existing jobs would occur in (a) the City, (b) the County, or (c) the State of Indiana? If the answer to either (a), (b) or (c) is affirmative, what would be the approximate number of jobs lost and the approximate net annual dollar amount of payroll loss?

None

(32) Has the proposed project been informally reviewed by bond counsel to determine whether it is in accordance with the applicable state and federal law? If so, by what firm of bond counsel?

Yes.

Ice Miller Donadio & Ryan
111 Monument Circle
Indianapolis, Indiana

(33) Have tentative or final arrangements been made for sale of the bonds? Describe briefly any such arrangements.

Tentative arrangements have been made pursuant to a financing commitment letter from Traub & Company, Inc., Indianapolis, Indiana

(34) Describe briefly the proposed method of financing. (Direct, loan, lease, sale, etc.)

Direct loan

Scott's Food Stores, Inc.

Name of Applicant

BY: 
Harry W. Scott

Its: Corporate Counsel

Dated this 16th day of February, 1982.

State name, address and phone number of person to be contacted and given notice about this applicant:

Harry W. Scott
DeVoss, Scott, Johnson & Baker
A Professional Corporation
147 South Second Street
P.O. Box 30
Decatur, Indiana 46733

NOTE: The applicant should either attach a firm letter of commitment from a Bank or other financial institutions to purchase the proposed bond issue, or should attach hereto copies of its financial statements (and those of any proposed guarantor, if any), preferably audited, for the three calendar years preceding the date of this application. If the obligations of the applicant and/or payment of principal of any interest on the bonds are to be guaranteed by an entity other than the applicant, please supply answers to questions 1 through 7 inclusive, with respect to the proposed guarantor.

FORWARD APPLICATION TO:

Debbie Jo Shell
EDC Coordinator
City-County Building
Room 800
One Main Street
Fort Wayne, Indiana 46802
(219) 423-7995

COUNSEL FOR THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION:

John Wernet
200 Metro Building
202 W. Berry Street
Fort Wayne, Indiana 46802
Telephone: (219) 423-3595

MEMBERS OF THE ECONOMIC DEVELOPMENT COMMISSION:

Sidney R. Sheray
Timothy S. Borne
Charles M. Henry
Phillip A. Howard
Stanley Lipp

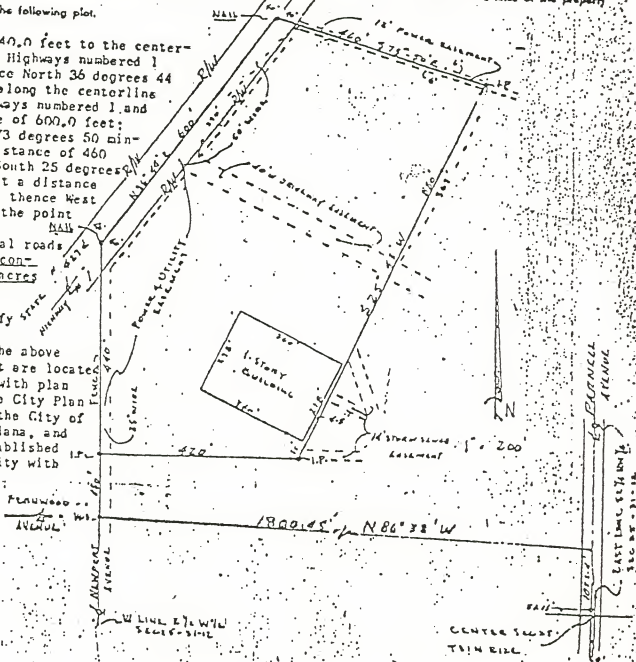
EXHIBIT "B"

The undersigned Engineer, Registered as provided by an Act of the 79th General Assembly of the State of Indiana, hereby certifies that he has made a survey of real estate in the Northwest quarter of Section 25, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows: Commencing at a point on the centerline of Parnell Avenue, said point being 21.15 feet North and 9 feet West of the center of said Section 25; thence North along the centerline of Parnell Avenue a distance of 1022.4 feet; thence North 86 degrees 32 minutes West a distance of 1300 feet; thence North along the West line of the East half of the West half of Section 25 a distance of 100 feet to the point of beginning; thence continuing North along aforesaid line. Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established line of

the property described, and in conformity with the records in the office of the County Recorder, Allen County, Indiana. No encroachments or overhangs existed, except as noted hereon, and the dimensions and lines of the property are indicated on the following plot.

distance of 440.0 feet to the centerline of State Highways numbered 1 and 427; thence North 36 degrees 44 minutes East along the centerline of State Highways numbered 1 and 427 a distance of 600.0 feet; thence South 73 degrees 50 minutes East a distance of 460 feet; thence South 25 degrees 43 minutes West a distance of 800.0 feet; thence West 420.0 feet to the point of beginning, except all legal roads and highways; containing 10.03 acres more or less.

I hereby certify that the improvements on the above described tract are located in accordance with Plan approved by the City Plan Commission of the City of Fort Wayne, Indiana, and all grades established are in conformity with such plan.



Surveyed July 2, 1962

For L.A. Peterson Const. Co.

Survey No. 5162

The above Survey, Plat and Certificate are hereby certified correct.

W. E. B. 5219
REGISTERED PROFESSIONAL ENGINEER

EXHIBIT "A"

PARNELL AVENUE

1213.5°

DRIVERS
DRIVE - IN

VACANT

UNIONCB & EXIT, ROAD, PARQUELL AVE.

28.412
OVERALL TOTAL

FT. WAYNE, IND

DATE: 2-14-70

SCALE: 1/16" = 10'-0"

SCOTT'S FOODLANE, INC.

FORT WAYNE, INDIANA

Financial Statements
as of October 25, 1981

C O N T E N T S

ACCOUNTANTS' REPORT

FINANCIAL STATEMENTS:

Exhibit "A" - Balance Sheet

Exhibit "B" - Statement of Income and Retained Earnings

Exhibit "C" - Statement of Changes in Financial Position

NOTES TO FINANCIAL STATEMENTS

LEONARD J. ANDORFER & Co., Inc.

CERTIFIED PUBLIC ACCOUNTANTS

LEONARD J. ANDORFER, C.P.A.
[1939-1978]
RENE V. BAILEY, C.P.A.
C. PHILIP ANDORFER, C.P.A.
B. WILLIAM ANDORFER, C.P.A.

100 THREE RIVERS NORTH

FORT WAYNE, INDIANA 46802

TELEPHONE (219) 423-9400

MEMBERS
AMERICAN INSTITUTE OF
CERTIFIED PUBLIC ACCOUNTANTS
INDIANA CPA SOCIETY

LEONARD J. ANDORFER & CO., INC. — CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors
Scott's Foodlane, Inc.
Fort Wayne, Indiana

We have examined the balance sheet of Scott's Foodlane, Inc. as of October 25, 1981, and the related statements of income and retained earnings and changes in financial position for the 52 weeks then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the aforementioned financial statements present fairly the financial position of Scott's Foodlane, Inc. at October 25, 1981, and the results of its operations and the changes in its financial position for the 52 weeks then ended, in conformity with generally accepted accounting principles on a basis consistent with that of the preceding year.

Leonard J. Andorfer & Co., Inc.
LEONARD J. ANDORFER & CO., INC.
Certified Public Accountants

January 7, 1982

SCOTT'S FOODLANE, INC.Balance Sheet - October 25, 1981

<u>ASSETS</u>	
<u>CURRENT ASSETS:</u>	
Cash	\$ 81,897
<u>Accounts Receivable:</u> (Note 1)	
Trade	184,063
Related party (Note 4)	163,692
Prepaid expenses	9,229
Current portion of prepaid loan costs (Note 5)	891
Total Current Assets	\$ 439,772
<u>PROPERTY AND EQUIPMENT:</u> (Note 1)	
Land	\$ 40,000
Buildings and improvements (Note 6)	598,735
Fixtures and equipment	264,230
Transportation equipment	177,073
	\$1,080,038
<u>Less:</u> Accumulated depreciation (Note 6)	201,104
Total Property and Equipment (net)	878,934
<u>INVESTMENTS:</u> (Note 1)	
North Main Realty stock	\$ 41,600
Marsh stock	264
Cash value of officers' life insurance (net of policy loans of \$66,981)	35,480
Total Investments	77,344
<u>OTHER ASSETS:</u>	
Prepaid loan costs - noncurrent portion (Note 5)	16,330
<u>TOTAL ASSETS</u>	<u>\$1,412,380</u>

The notes to the financial statements
are an integral part of the statements.

(Continued)

SCOTT'S FOODLANE, INC.Balance Sheet - October 25, 1981 (Continued)

<u>LIABILITIES AND SHAREHOLDERS' EQUITY</u>		
<u>CURRENT LIABILITIES:</u>		
Current maturities of long-term debt (Note 2)	\$ 15,546	
Accounts payable	205,510	
<u>Accrued expenses:</u>		
Salaries and wages	209,394	
Taxes - other than federal income	17,841	
Profit sharing (Note 3)	24,000	
Interest	163	
Federal income tax payable	385	
Total Current Liabilities		\$ 472,839
<u>LONG-TERM DEBT: (Note 2)</u>		
Contract payable	\$ 16,640	
Real estate mortgage	39,219	
Bonds payable	346,203	
	\$ 402,062	
Less: Current maturities	15,546	
Total Long-Term Debt		386,516
<u>OTHER LIABILITIES:</u>		
Deferred federal income taxes (Note 6)		23,156
<u>SHAREHOLDERS' EQUITY:</u>		
Common capital stock, no par value, 3,000 shares authorized; 1,306 shares issued and outstanding	\$ 13,060	
Paid-in capital	22,843	
Retained earnings	493,966	
Total Shareholders' Equity		529,869
<u>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</u>		<u>\$1,412,380</u>

The notes to the financial statements
are an integral part of the statements.

SCOTT'S FOODLANE, INC.Statement of Income and Retained Earnings
for the 52 weeks ended October 25, 1981INCOME:

Rents	\$ 34,790
Service fees	108,663
Delivery fees	136,966
Coupon fees	140,499
Maintenance fees	54,312
Dividends	24

Total Income

\$ 475,254

OPERATING EXPENSES:

Interest	\$ 24,159
Depreciation	57,112
Insurance	5,265
Amortization of prepaid loan costs (Note 5)	594
Taxes:	
Property	7,640
State income	19,890
Bad debts	108
Life insurance premiums	(376)

Total Operating Expenses

114,392

PROFIT FROM OPERATIONS

\$ 360,862

OTHER INCOME AND (DEDUCTIONS):

Interest income	\$ 12,647
Loss on buildings demolished	(31,869)
Loss on equipment disposal	(2,536)

Total Other Income and (Deductions)

(21,758)

NET INCOME BEFORE FEDERAL INCOME TAX

\$ 339,104

LESS: Provision for federal income tax:

Current	\$ 82,585
Deferred (Note 6)	23,156

105,741

NET INCOME

\$ 233,363

RETAINED EARNINGS - OCTOBER 26, 1980

260,603

RETAINED EARNINGS - OCTOBER 25, 1981\$ 493,966

The notes to the financial statements
are an integral part of the statements.

SCOTT'S FOODLANE, INC.Statement of Changes in Financial Position
for the 52 weeks ended October 25, 1981WORKING CAPITAL WAS PROVIDED BY:Operations:

Net income \$ 233,363

Add: Expenses not requiring an outlay
of working capital:

Depreciation 57,112

Amortization of prepaid loan costs 594

Amortization of construction period interest 75

Loss on property and equipment disposed 34,405

Total Working Capital Provided

By Operations \$ 325,549

Proceeds from sales of equipment 800

Proceeds from bonds payable 350,000

Increase in current portion of prepaid expenses 891

Increase in deferred federal income taxes 23,156

Total Working Capital Provided \$ 700,396

WORKING CAPITAL WAS USED FOR:

Additions to property and equipment (net) \$ 738,071

Payments on long-term debt 12,684

Increase in cash value of officers' life insurance 15,478

Increase in current maturities of long-term debt 6,659

Increase in long-term prepaid expenses 17,815

Total Working Capital Used 790,707

(DECREASE) IN WORKING CAPITAL (\$ 90,311)ANALYSIS OF WORKING CAPITAL CHANGES:Increase (Decrease) in Current Assets:

Cash \$ 81,897

Accounts receivable 97,688

Prepaid expenses 7,396

\$ 186,981

Decrease (Increase) in Current Liabilities:

Current maturities of long-term debt (\$ 6,659)

Accounts payable (85,175)

Accrued expenses (217,224)

Federal income tax payable 31,766

(277,292)

(DECREASE) IN WORKING CAPITAL (\$ 90,311)The notes to the financial statements
are an integral part of the statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 - Summary of Significant Accounting Policies

Basis of Accounting - The Company records profits and losses on the accrual method for both federal income tax and financial reporting purposes.

Uncollectible Accounts Receivable - Uncollectible accounts receivable are charged to expense in the period in which they are deemed worthless by management in accordance with the direct write-off method of accounting for such losses.

Property and Depreciation - Property and equipment owned by the Company is carried at cost less accumulated depreciation. Depreciation is recorded on the straight-line method over the useful lives of the assets.

Expenditures for maintenance and repairs are charged to expense as incurred, while additions and betterments are capitalized. The cost and accumulated depreciation of property sold or otherwise disposed of are removed from the accounts and any gain or loss thereon is credited or charged to income.

Investments - Investments in common stock of other companies are accounted for on the "cost method" in accordance with the provisions of AFB Opinion No. 18.

Investment Tax Credits - The Company follows the "flow-through" method of accounting for federal income tax credits attributable to the investment tax credit. Federal income tax payable is reduced in the year in which the investment tax credit is used to offset income tax otherwise payable.

NOTE 2 - Long-Term Debt

Long-term debt at October 25, 1981 consisted of the following:

<u>Creditor</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Current</u>	<u>Long-Term</u>	<u>Total</u>
Contract payable:					
Fred Sell - 52 shares of North Main Realty Co., Inc.	7%	9/4/85	\$ 4,160	\$ 12,480	\$ 16,640
Real Estate Mortgage:					
Indiana Bank & Trust Real estate at 1337 E. State St., Ft. Wayne, IN	9.5%	9/8/87	5,197	34,022	39,219
Bonds Payable:					
Indiana Bank & Trust - Economic Development Bonds-Store #1 at 1612 Sherman St. (See Note 5)	10%	1/31/01	6,189	340,014	346,203
			<u>\$15,546</u>	<u>\$386,516</u>	<u>\$402,062</u>

NOTE 3 - Profit-Sharing Plan

Effective January 1, 1977 the Company elected to participate in the Employee's Profit-Sharing Plan and Trust. Under the terms of the agreement, employer contributions are made in amounts at the discretion of management. The plan covers substantially all of the Company's nonunion employees who meet certain minimum

(Continued)

requirements as to ages and length of service. Employees may make voluntary contributions to the plan. Both employee and employer contributions are remitted to the trustee. An administrative committee comprised of employee representatives has the responsibility for investment of the trust fund assets. Company contributions are allocated to the separate accounts of each employee maintained by the trustee on the basis of annual compensation. All employee contributions are fully vested while rights to company contributions are vested from 4 to 11 years pursuant to a schedule in the agreement. Upon termination of the plan, employee rights to all trust fund assets become fully vested.

NOTE 4 - Related Party Transactions

The Company transacts a substantial amount of business with Scott's Food Stores, Inc., which is under common ownership and management. The Company serves as an agent of the related company for the payment of various administrative expenses common to the 10 individual stores comprising Scott's Food Stores, Inc., such as administrative salaries, rent, advertising, legal and professional fees, vehicle expenses, etc. For this service, the Company receives a commission based on the administrative expenses charged to the related company. During the 52 weeks ended October 25, 1981, the Company received \$107,603 of commissions on administrative expenses charged to the related company of \$2,152,050.

In addition, Scott's Food Stores, Inc. has entered into an operating lease with the Company involving equipment and real estate used by the related company in its Sherman Street location. Total rent paid during the current fiscal year amounted to \$16,975.

Accounts receivable from Scott's Food Stores, Inc. of \$163,692 are shown separately on the balance sheet as current assets. Scott's Food Stores, Inc. does not pay interest on the open account.

NOTE 5 - Bonds Payable

During fiscal year 1981 the Company constructed additional facilities at 1612 Sherman Street, Fort Wayne, Indiana. The construction was financed through Economic Development Bonds issued by the City of Fort Wayne. The series of Economic Development Bonds issued by the city for this project aggregated \$350,000 and bear interest at 10% and mature January 31, 2001. Simultaneous to the issuance of the Economic Development Bonds, the Company entered into a lease agreement with the city whereby the Company makes monthly payments into a bond sinking trust fund which are sufficient to provide interest and principal payments to the holders of the Bonds.

The lease agreement with the city also requires the Company to assume all costs associated with the property, such as insurance and property taxes. For financial statement purposes the lease has been recorded as a purchase of the constructed assets. As discussed in Note 6, construction period interest was capitalized as an additional cost of the building. The cost of obtaining the city-backed financing for the Economic Development Bonds has been recorded in the accompanying balance sheet as other assets, which is being amortized over a term of 20 years.

Principal and interest payments required by the lease agreement for the next five years is summarized as follows:

FYE 1982	\$ 40,531
FYE 1983	40,531
FYE 1984	40,531
FYE 1985	40,531
FYE 1986	40,531

(Continued)

NOTE 6 - Deferred Federal Income Taxes

Provision for deferred federal income taxes has been made to reflect differences between taxable income for financial and tax reporting purposes. This difference results from additional depreciation taken on the tax return as allowed for by the Economic Recovery Tax Act of 1981. Additionally, tax law permits a current deduction for interest expense incurred during construction of building facilities. For financial reporting purposes, interest expense incurred during the construction of additional facilities at 1612 Sherman Street in the amount of \$13,500 was capitalized and is being amortized on a straight-line basis over 30 years. Buildings and improvements of \$598,735 shown in Exhibit "A" includes the \$13,500 construction period interest. Accumulated depreciation of \$201,104 also shown in Exhibit "A" includes accumulated amortization of construction period interest.

A reconciliation of taxable income for tax reporting purposes and financial reporting purposes is as follows:

Taxable income for tax reporting	\$ 288,376
Depreciation	36,907
Construction period interest	<u>13,425</u>
Taxable income for financial reporting	\$ 338,708
Nontaxable dividend exclusion	20
Nondeductible life insurance premiums	<u>376</u>
Net income - Exhibit "B"	<u>\$ 339,104</u>

Scott's Food Stores, Inc.

GENERAL OFFICE • 5300 Decatur Road • Fort Wayne, IN. 46806 • 219-744-1281

North Clinton Street Store

BREAKDOWN OF TOTAL OF EXPANSION

Breakdown

General Construction	\$ 150,000.00
Electrical	125,000.00
HVAC	40,000.00
Plumbing	40,000.00
Floor	40,000.00
Decor	30,000.00
Architectural	<u>25,000.00</u>
Sub Total	\$ 450,000.00
Refrigeration Equipment	\$ 300,000.00
Checklanes	40,000.00
Scanning - Electronic Front End	130,000.00
Shelving	50,000.00
Meat Equipment	70,000.00
Bakery Equipment	40,000.00
Deli Equipment	10,000.00
Produce Equipment	10,000.00
Floral	2,000.00
Bailer	7,000.00
Restaurant	10,000.00
Shopping Carts	16,000.00
Miscellaneous Equipment	<u>25,000.00</u>
Sub Total	\$710,000.00
Grand Total	\$1,160,000.00

Scott's Total Employment 730
70% Part-Time 30% Full Time

Total Payroll 1981 \$7,091,000.00



INDUCEMENT RESOLUTION OF
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
ON APPLICATION OF
SCOTT'S FOOD STORES, INC.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code §36-7-12 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, Scott's Food Stores, Inc. (the "Applicant"), has advised the Fort Wayne Economic Development Commission (the "Commission") and the Issuer that it proposes that the Issuer acquire and equip an economic development facility and sell and/or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be machinery, equipment and leasehold improvements including refrigeration cases and coolers, shelving and fixtures, food preparation equipment, and checkout counter systems to be installed and located in a 75,000 square foot addition to an existing retail grocery supermarket located at 4120 North Clinton in the City of Fort Wayne, Indiana, located on a 10.83 acre plot of land (the "Project"); and

WHEREAS, the diversification of industry and increase in job opportunities to be achieved by the acquisition of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project

would be of public benefit to the health, safety and general welfare of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County, Indiana.

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds in an amount of approximately \$1,000,000 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the same to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

5. This Resolution shall expire 180 days after the date of its adoption unless the Applicant either requests the Commission to adopt a final resolution approving closing documents or requests an extension from the Commission, which extension shall be granted upon good cause being shown.

ADOPTED this ____ day of _____, 1982.

FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION



Sidney R. Sheray

Timothy Borne

Charles M. Henry

Phil A. Howard

Stan Lipp

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED FINANCING
OF ECONOMIC DEVELOPMENT FACILITIES FOR
Scott's Food Stores, Inc.

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 36-7-12-1 et seq.

Description of Proposed Facilities

The project consists of machinery, equipment and leasehold improvements for operation of a retail grocery supermarket to be installed and located in a 75,000 square foot addition to an existing supermarket located at 4120 North Clinton, Fort Wayne, Allen County, Indiana.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$ 1,000,000.00, including costs of issuance of the economic development revenue bonds.

Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 50 new jobs created by this project with an estimated payroll increase of approximately \$75,000.00 annually.

Adverse Competitive Effect

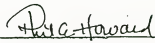
The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 4TH day of March, 1982


Sidney R. Shera


Charles Henry


Timothy Borne


Phil A. Howard


Stan Linn



The City of Fort Wayne

March 1, 1982

Mr. Bruce Boxberger
City Attorney
City-County Building
Fort Wayne, Indiana

RE: EDC Application for Scott's Food Stores, Inc.

Dear Bruce:

I have reviewed the application and financial statements of the above named applicant.

I find no problems with these documents which should deter action by the Commission.

Sincerely,



Frank W. Heyman
City Controller



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

22 February 1982

Mr. Fred Baughman
E.D.C. Coordinator
Room #840, City-County Building
One Main Street
Fort Wayne, IN 46802

Re: Scott's Food Store
4120 North Clinton Street

Dear Fred:

The property described in the application is part of the Coliseum Place Shopping Center. The Coliseum Place Shopping Center was developed under the "B2" Shopping Center Symbol, and is one of the few centers not yet converted under the new shopping center ordinance. The conversion of this center will place the property within the "B-2-C" Metropolitan Shopping Center category. A supermarket is permitted within the B-2-C category. The B-2-C center has site and size limitations which are as follows:

33-14 F. (3) d. (ii) The major tenant space shall not exceed a maximum of 90,000 square feet gross floor area and not more than two major tenants shall be permitted; no single tenant space other than those permitted above shall exceed 60,000 square feet of gross floor area. Building coverage shall not exceed 25% of the net site area provided, however, no B-2-C shopping center shall exceed 327,000 square feet of gross floor area of enclosed space regardless of overall site size.

If you have additional questions please contact me at 423-7571.

Sincerely,


Gary F. Baeten
Senior Planner

GFB:pb



The City of Fort Wayne

March 5, 1982

Common Council of the
City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

Re: City of Fort Wayne, Indiana, Economic Development Revenue Bonds
(Scott's Food Stores, Inc.)

Gentlemen and Mrs. Bradbury:

Please be advised that on the 4th day of March, 1982, the Fort Wayne Economic Development Commission passed an Inducement Resolution on the above-referenced application. Pursuant to Indiana law, and an informal request from the Council, I am forwarding the following materials for your review:

The Application for Economic Development financing, including the financial statements of the firm;

The Inducement Resolution of the Fort Wayne Economic Development Commission;

The Report of the Economic Development Commission;

The Report of the City Controller; and

The Report from the Department of Community Development and Planning.

The Commission requests that you consider these enclosures and the contemplated financing for the project, and adopt the Inducement Resolution submitted to the Council on March 9, 1982.

Respectfully,

Fred Baughman
Coordinator
Economic Development Commission

hjk
enc

APPLICATION TO FORT WAYNE, INDIANA
ECONOMIC DEVELOPMENT COMMISSION,
FOR ECONOMIC DEVELOPMENT
REVENUE BOND FINANCING

- (1) Applicant's name

Scott's Food Stores, Inc.

- (2) Address of Applicant's Principal Office and Place of Business.

5300 Decatur Road
Fort Wayne, Indiana

- (3) Type of organization under which the Applicant does business
(e.g. corporation, partnership, sole proprietorship, joint venture).

Corporation

- (4) Under the laws of what State is the Applicant organized?

Indiana

- (5) Business or business in which applicant is engaged?

Retail grocery supermarket

- (6) Is the applicant qualified to do business in Indiana?

Yes



(7) Please list names and titles of principal operating personnel.

Donald G. Scott - chairman of the board
William G. Reitz - president
Cheryl Scott - vice-president
Lauren Grashoff - vice-president
L. Carroll Reitz - secretary
LeAnne Scott Hassman - treasurer

(8) Please list names of all persons or firms having an ownership interest of 10% or more in the applicant.

Donald G. Scott
Donald G. Scott, Executor of the Estate of
Marjorie L. Scott
LeAnne Scott Hassman
Cheryl Scott
L. Carroll Reitz
William G. Reitz

(9) Please list names of any persons who are both (a) shareholders or holders of any debt obligation of the applicant; and (b) officers or members of the Economic Development Commission; or members of the Common Council of the City; or members of the Allen County Council.

None

(10) Has any person listed been (a) convicted of a felony, (b) convicted of or enjoined from any violation of state or federal securities laws, or (c) a part to any consent order or entry with respect to an alleged state or federal securities law violation, in each case within ten years preceding the date of this application?

No

(11) What is applicant's net worth as of the end of the calendar or fiscal year quarter next preceding the date of the application?

Scott's Food Stores, Inc. \$951,314 - audited as of end of fiscal year 10-25-81

Scott's Foodlane, Inc. \$529,869 - audited as of end of fiscal year 10-25-81 (Foodlane wholly owned by shareholders of Food Stores)

(12) How long has applicant been in business (a) under its present name, and (b) under any prior names? Please supply, if applicable.

(a) Since 1978

(b) Scott's I.G.A., Inc., since 1967

(13) What is the proposed amount of the bond issue?

\$1,000,000

(14) How are the proceeds of the issue to be used? (Itemize by category of expenditure)

Refrigeration cases & coolers \$250,000

Shelving & fixtures 50,000

Frontend systems (checkout) 200,000

Leasehold improvements 250,000

Preparation equipment 150,000

Miscellaneous equipment & incidental expenses

necessarily incurred on account of the issuance of bonds 100,000

(15) If the proceeds of the issue are not estimated to be sufficient to acquire, construct and/or remodel, and equip the proposed project, itemize the additional expenditures which will be necessary and indicate the source of such funds.

None

(16) Where is the proposed project to be located? (Give street address and legal description as it appears on auditor's records).

4120 North Clinton, Fort Wayne, Indiana
See attached Exhibit "A" & Exhibit "B"

(17) Describe facilities to be constructed. (Provide architect's rendering if available).

Machinery, equipment and leasehold improvements including refrigeration cases and coolers, shelving and fixtures, food preparation equipment, and checkout counter systems to be installed and located in a 75,000 square foot addition to an existing retail grocery supermarket located at 4120 North Clinton in the City of Fort Wayne, Indiana, located on a 10.83 acre plot of land.

(18) Is the project solely within the city limits of Fort Wayne? (If not, give the name of the township and/or other municipality in which it is located).

It is solely within the city limits of Fort Wayne

(19) Is the property solely within the Fort Wayne Community School District? (If not, state the name of the School District in which it is located).

Yes

(20) What is the approximate size of the tract or parcel on which the property is to be situated?

10.83 acres - see attached Exhibit "B"

(21) If the proposed project or a portion thereof is to be leased to another entity or entities, name the entity or entities and describe the portion to be leased. If no lease is contemplated, please indicate.

Applicant is Lessee of the project premises for a period of 10 years from 2-1-82 with 3-five year options to extend; Lessor is Indiana properties, a New York limited partnership

(22) What is the nature of the business to be conducted at this location?

Retail grocery supermarket

(23) Does existing zoning clearly permit construction and operation of the proposed project?

Yes

(a) - What is the existing zone?

B-2 (B-2C when adopted)

(b) - What zone does project require?

B-2 (B-2C when adopted)

(24) Will the proposed project have ready access to (a) water, and (b) sewers? If not, state how it is intended to obtain access to those utilities.

(a) Water and sewer are provided by the
(b) City of Fort Wayne

(25) Are septic tank or other temporary sewage treatment and disposal facilities to be used in lieu of sewers?

No

(26) Describe briefly any adverse environmental impact anticipated by reason of operation of the proposed project, with particular reference to air, noise or water pollution.

None

(27) If the project is constructed, will any existing jobs be lost by reason of reduction or cessation of operations (a) in the City, (b) in Allen County, or (c) elsewhere in the State of Indiana?

No

(28) Describe briefly by category the nature of the new jobs to be created.

Sales clerks, stock crew, cashiers, department managers

(29) State the number of new jobs to be created (a) immediately after the proposed facilities are placed into operation, and (b) within three years thereafter.

- (a) 50
- (b) Unknown

(30) What additional annual payroll will the new jobs generate (a) immediately after the proposed facilities are placed into operation, and (b) within three years thereafter.

- (a) \$75,000
- (b) Unknown

(31) If the proposed project would not be approved for tax-exempt financing, is there any substantial possibility that loss of existing jobs would occur in (a) the City, (b) the County, or (c) the State of Indiana? If the answer to either (a), (b) or (c) is affirmative, what would be the approximate number of jobs lost and the approximate net annual dollar amount of payroll loss?

None

(32) Has the proposed project been informally reviewed by bond counsel to determine whether it is in accordance with the applicable state and federal law? If so, by what firm of bond counsel?

Yes.

Ice Miller Donadio & Ryan
111 Monument Circle
Indianapolis, Indiana

(33) Have tentative or final arrangements been made for sale of the bonds? Describe briefly any such arrangements.

Tentative arrangements have been made pursuant to a financing commitment letter from Traub & Company, Inc., Indianapolis, Indiana

(34) Describe briefly the proposed method of financing. (Direct, loan, lease, sale, etc.)

Direct loan

Scott's Food Stores, Inc.

Name of Applicant

BY: 

Harry W. Scott

Its: Corporate Counsel

Dated this 16th day of February, 1982.

State name, address and phone number of person to be contacted and given notice about this applicant:

Harry W. Scott
DeVoss, Scott, Johnson & Baker
A Professional Corporation
147 South Second Street
P.O. Box 30
Decatur, Indiana 46733

NOTE: The applicant should either attach a firm letter of commitment from a Bank or other financial institutions to purchase the proposed bond issue, or should attach hereto copies of its financial statements (and those of any proposed guarantor, if any), preferably audited, for the three calendar years preceding the date of this application. If the obligations of the applicant and/or payment of principal of any interest on the bonds are to be guaranteed by an entity other than the applicant, please supply answers to questions 1 through 7 inclusive, with respect to the proposed guarantor.

FORWARD APPLICATION TO:

Debbie Jo Shell
EDC Coordinator
City-County Building
Room 800
One Main Street
Fort Wayne, Indiana 46802
(219) 423-7995

COUNSEL FOR THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION:

John Wernet
200 Metro Building
202 W. Berry Street
Fort Wayne, Indiana 46802
Telephone: (219) 423-3595

MEMBERS OF THE ECONOMIC DEVELOPMENT COMMISSION:

Sidney R. Sheray
Timothy S. Borne
Charles M. Henry
Phillip A. Howard
Stanley Lipp

Scott's Food Stores, Inc.

GENERAL OFFICE • 5300 Decatur Road • Fort Wayne, IN. 46806 • 219-744-1281

North Clinton Street Store

BREAKDOWN OF TOTAL OF EXPANSION

Breakdown

General Construction	\$ 150,000.00
Electrical	125,000.00
HVAC	40,000.00
Plumbing	40,000.00
Floor	40,000.00
Decor	30,000.00
Architectural	<u>25,000.00</u>
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Refrigeration Equipment	\$ 300,000.00
Checklanes	40,000.00
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Floral	2,000.00
Bailer	7,000.00
Restaurant	10,000.00
Shopping Carts	16,000.00
Miscellaneous Equipment	<u>25,000.00</u>
Sub Total	\$710,000.00

Grand Total	\$1,160,000.00
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Scott's Total Employment	730
70% Part-Time	30% Full Time

Total Payroll	1981	\$7,091,000.00
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INDUCEMENT RESOLUTION OF
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
ON APPLICATION OF
SCOTT'S FOOD STORES, INC.

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code §36-7-12 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, Scott's Food Stores, Inc. (the "Applicant"), has advised the Fort Wayne Economic Development Commission (the "Commission") and the Issuer that it proposes that the Issuer acquire and equip an economic development facility and sell and/or lease the same to the Applicant or loan proceeds of an economic development financing to the Applicant for the same, said economic development facility to be machinery, equipment and leasehold improvements including refrigeration cases and coolers, shelving and fixtures, food preparation equipment, and checkout counter systems to be installed and located in a 75,000 square foot addition to an existing retail grocery supermarket located at 4120 North Clinton in the City of Fort Wayne, Indiana, located on a 10.83 acre plot of land (the "Project"); and

WHEREAS, the diversification of industry and increase in job opportunities to be achieved by the acquisition of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project

would be of public benefit to the health, safety and general welfare of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition and construction of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County, Indiana.

NOW, THEREFORE, BE IT RESOLVED by the Commission as follows:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds in an amount of approximately \$1,000,000 of the Issuer under the Act for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing or as it may deem appropriate in pursuance thereof; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the same to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

5. This Resolution shall expire 180 days after the date of its adoption unless the Applicant either requests the Commission to adopt a final resolution approving closing documents or requests an extension from the Commission, which extension shall be granted upon good cause being shown.

ADOPTED this ____ day of _____, 1982.

FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION



Sidney R. Sheray

Timothy Borne

Charles M. Henry

Phil A. Howard

Stan Lipp

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED FINANCING
OF ECONOMIC DEVELOPMENT FACILITIES FOR
Scott's Food Stores, Inc.

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 36-7-12-1 et seq.

Description of Proposed Facilities

The project consists of machinery, equipment and leasehold improvements for operation of a retail grocery supermarket to be installed and located in a 75,000 square foot addition to an existing supermarket located at 4120 North Clinton, Fort Wayne, Allen County, Indiana.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$ 1,000,000.00, including costs of issuance of the economic development revenue bonds.

Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 50 new jobs created by this project with an estimated payroll increase of approximately \$75,000.00 annually.

Adverse Competitive Effect

The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 4TH day of March, 1982


Sidney R. Shera


Charles Henry


Timothy Borne


Phil A. Howard


Stan Linn



The City of Fort Wayne

March 1, 1982

Mr. Bruce Boxberger
City Attorney
City-County Building
Fort Wayne, Indiana

RE: EDC Application for Scott's Food Stores, Inc.

Dear Bruce:

I have reviewed the application and financial statements of the above named applicant.

I find no problems with these documents which should deter action by the Commission.

Sincerely,



Frank W. Heyman
City Controller



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

22 February 1982

Mr. Fred Baughman
E.D.C. Coordinator
Room #840, City-County Building
One Main Street
Fort Wayne, IN 46802

Re: Scott's Food Store
4120 North Clinton Street

Dear Fred:

The property described in the application is part of the Coliseum Place Shopping Center. The Coliseum Place Shopping Center was developed under the "B2" Shopping Center Symbol, and is one of the few centers not yet converted under the new shopping center ordinance. The conversion of this center will place the property within the "B-2-C" Metropolitan Shopping Center category. A supermarket is permitted within the B-2-C category. The B-2-C center has site and size limitations which are as follows:

33-14 F. (3) d. (ii) The major tenant space shall not exceed a maximum of 90,000 square feet gross floor area and not more than two major tenants shall be permitted; no single tenant space other than those permitted above shall exceed 60,000 square feet of gross floor area. Building coverage shall not exceed 25% of the net site area provided, however, no B-2-C shopping center shall exceed 327,000 square feet of gross floor area of enclosed space regardless of overall site size.

If you have additional questions please contact me at 423-7571.

Sincerely,


Gary F. Baeten
Senior Planner

GFB:pb